

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Newport Shores/Kennydale / 63

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 289

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$254,300	\$275,100	\$529,400	\$579,100	91.4%	15.70%
2006 Value	\$269,000	\$297,000	\$566,000	\$579,100	97.7%	15.38%
Change	+\$14,700	+\$21,900	+\$36,600		+6.3%	-0.32%
% Change	+5.8%	+8.0%	+6.9%		+6.9%	-2.04%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.32% and -2.04% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$352,300	\$283,800	\$636,100
2006 Value	\$372,900	\$308,400	\$681,300
Percent Change	+5.8%	+8.7%	+7.1%

Number of one to three unit residences in the Population: 1389

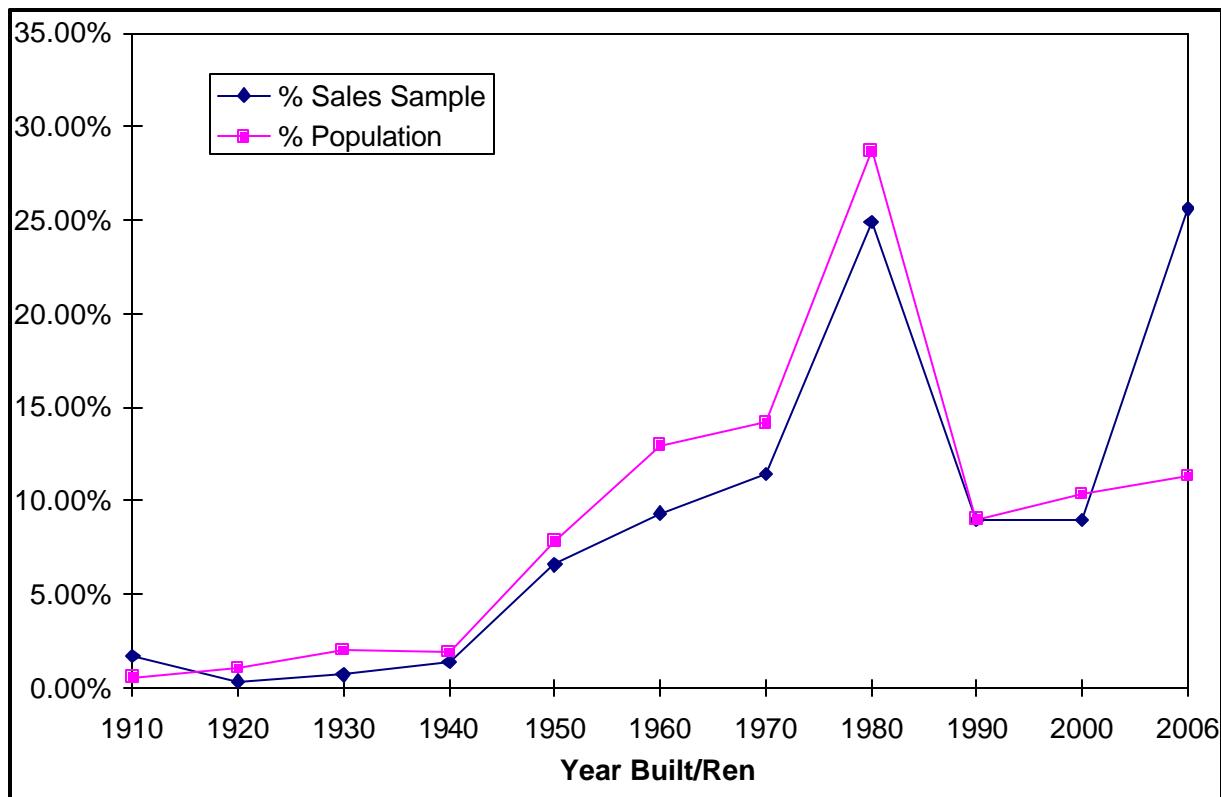
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, very small homes with Above Grade Living Area of 800 square feet or less had a low average ratio (assessed value/sale price) and will be adjusted upward more than others in the population. Those small homes with an Above Grade Living Area between 801 and 1500 square feet also had a lower average ratio and will be adjusted. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	1.73%
1920	1	0.35%
1930	2	0.69%
1940	4	1.38%
1950	19	6.57%
1960	27	9.34%
1970	33	11.42%
1980	72	24.91%
1990	26	9.00%
2000	26	9.00%
2006	74	25.61%
	289	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.58%
1920	15	1.08%
1930	28	2.02%
1940	27	1.94%
1950	109	7.85%
1960	180	12.96%
1970	197	14.18%
1980	399	28.73%
1990	125	9.00%
2000	144	10.37%
2006	157	11.30%
	1389	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

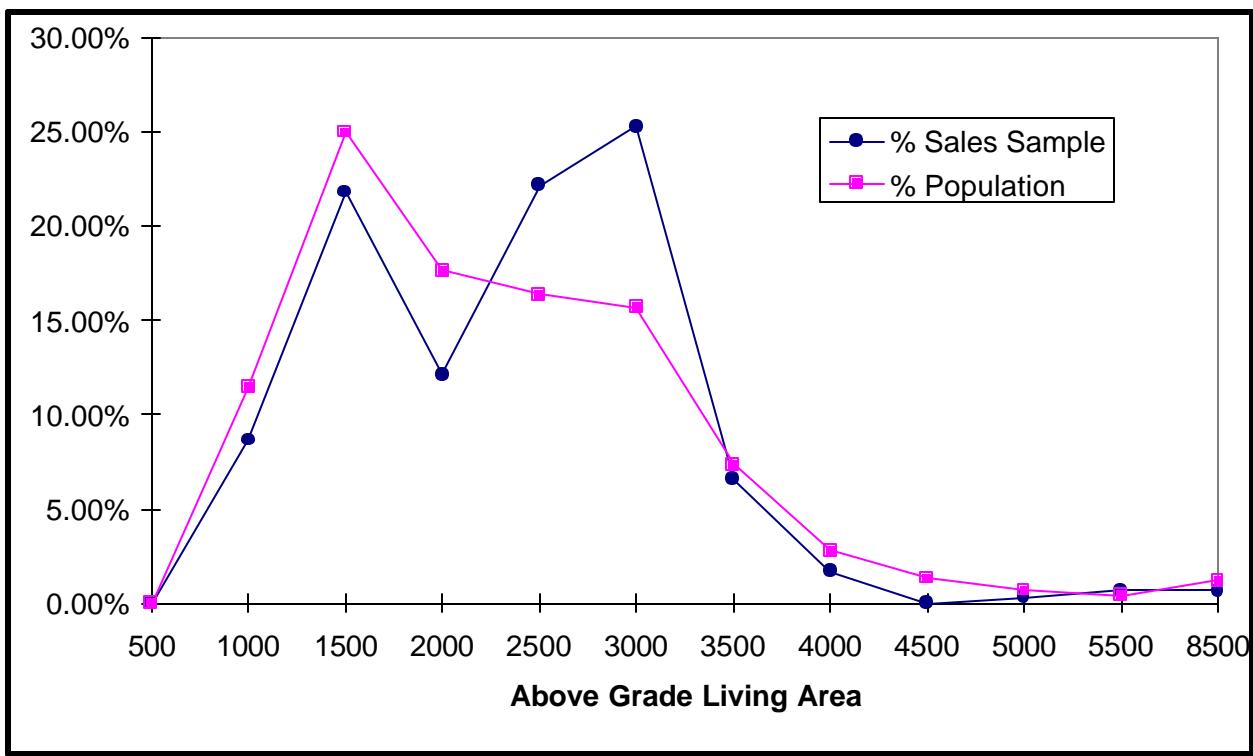
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	25	8.65%
1500	63	21.80%
2000	35	12.11%
2500	64	22.15%
3000	73	25.26%
3500	19	6.57%
4000	5	1.73%
4500	0	0.00%
5000	1	0.35%
5500	2	0.69%
8500	2	0.69%
	289	

Population

AGLA	Frequency	% Population
500	0	0.00%
1000	159	11.45%
1500	347	24.98%
2000	245	17.64%
2500	227	16.34%
3000	218	15.69%
3500	102	7.34%
4000	39	2.81%
4500	19	1.37%
5000	10	0.72%
5500	6	0.43%
8500	17	1.22%
	1389	



The sales sample frequency distribution follows the population distribution fairly closely except in the 2500 to 3000 square foot range with regard to Above Grade Living Area. This is a size range more typical of new homes that sell shortly after completion. This distribution is adequate for both accurate analysis and appraisals.

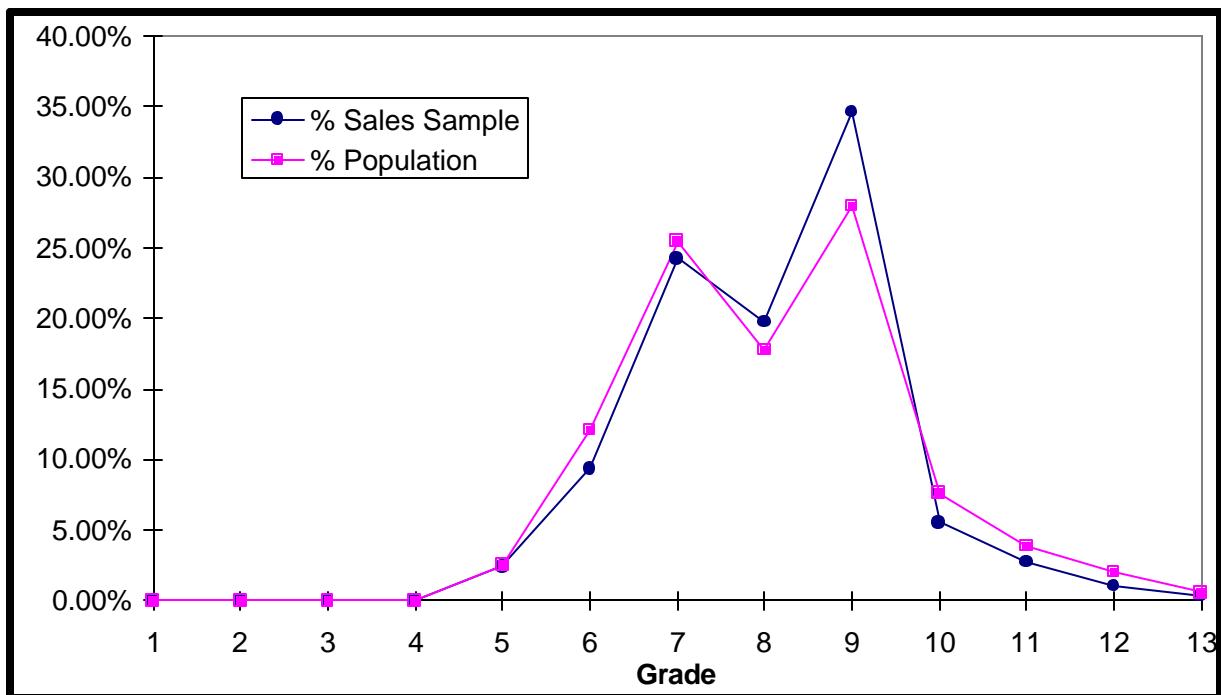
Sales Sample Representation of Population - Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	2.42%
6	27	9.34%
7	70	24.22%
8	57	19.72%
9	100	34.60%
10	16	5.54%
11	8	2.77%
12	3	1.04%
13	1	0.35%
		289

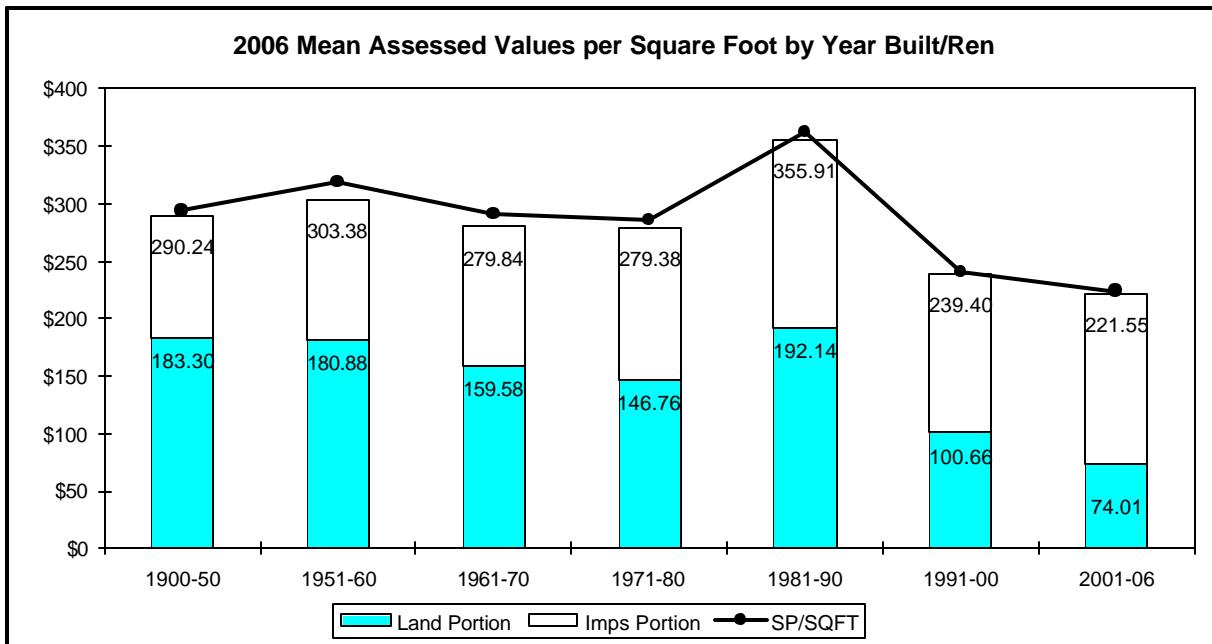
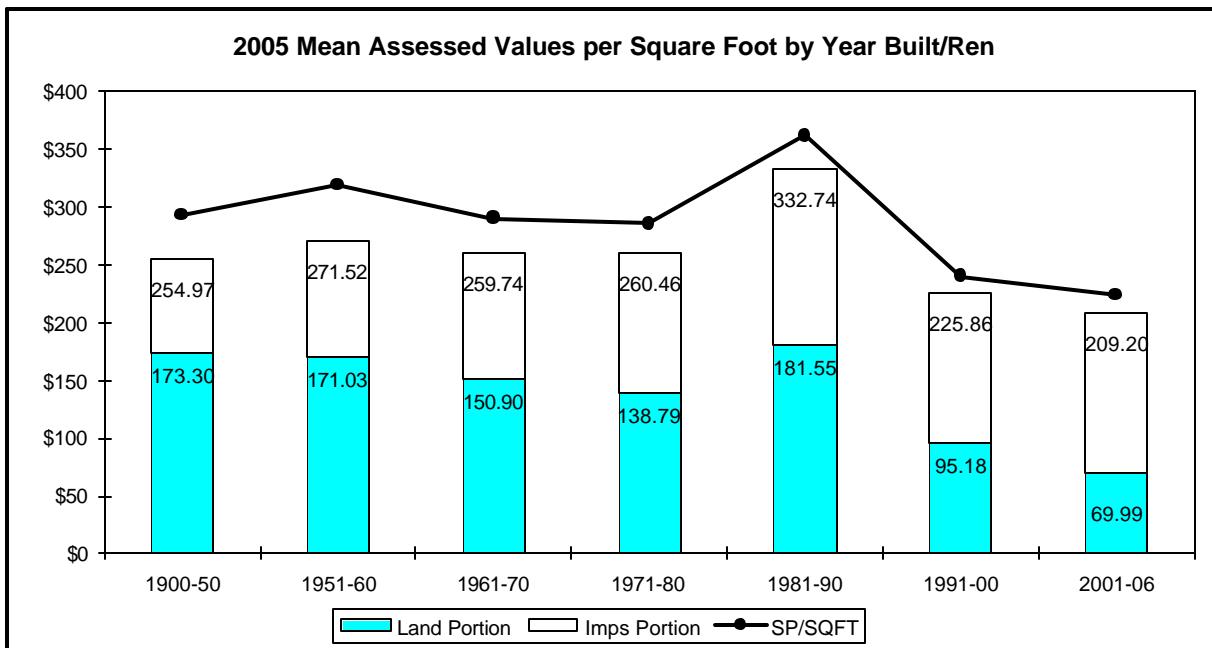
Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	35	2.52%
6	168	12.10%
7	354	25.49%
8	247	17.78%
9	389	28.01%
10	106	7.63%
11	54	3.89%
12	28	2.02%
13	8	0.58%
		1389



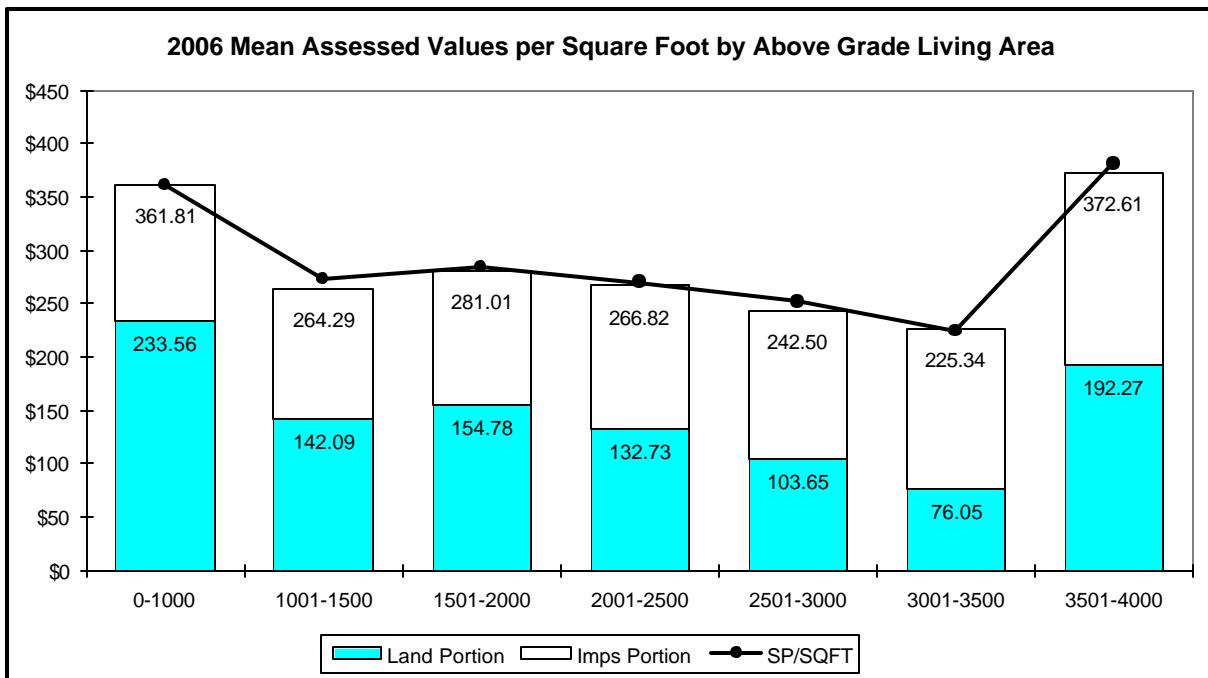
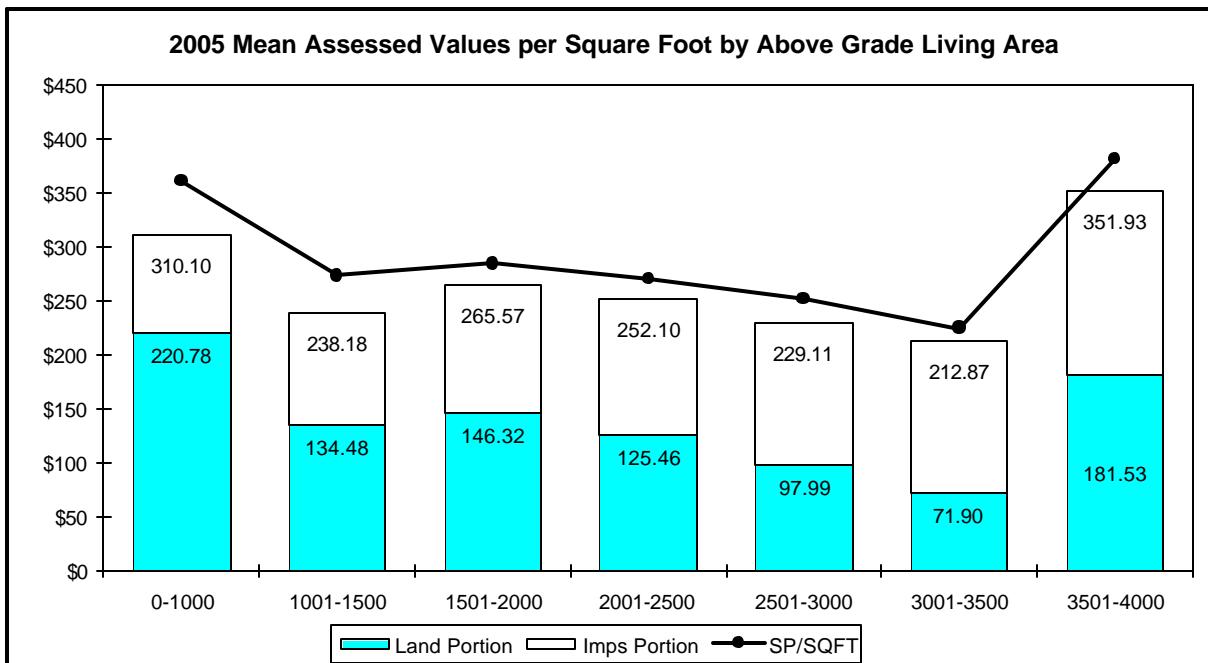
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



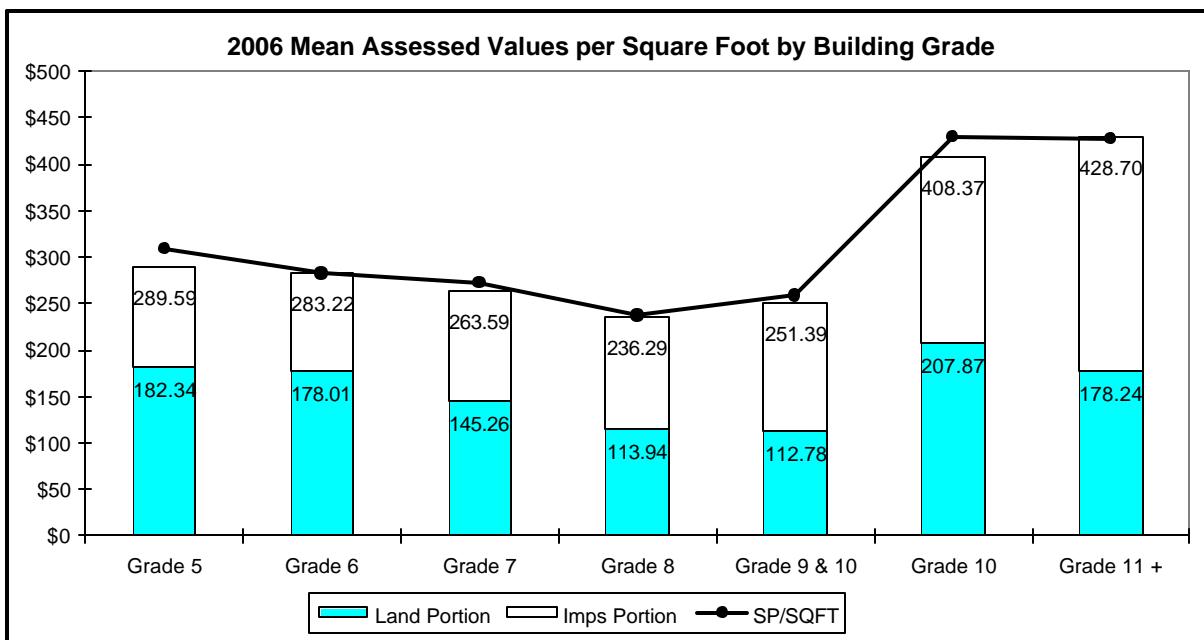
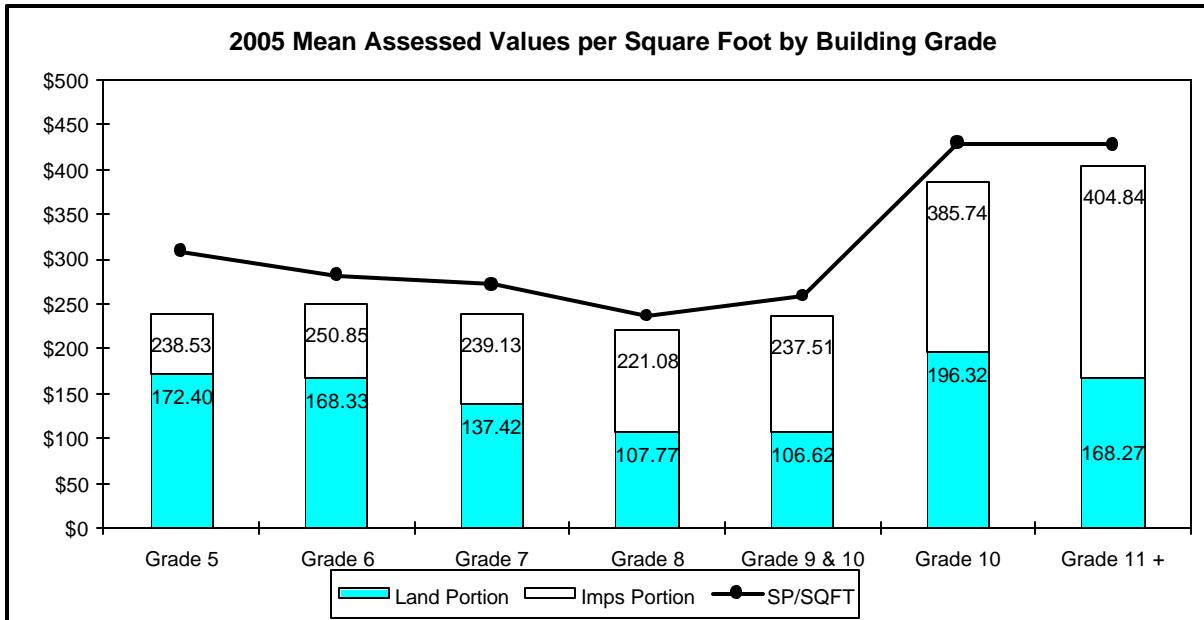
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**



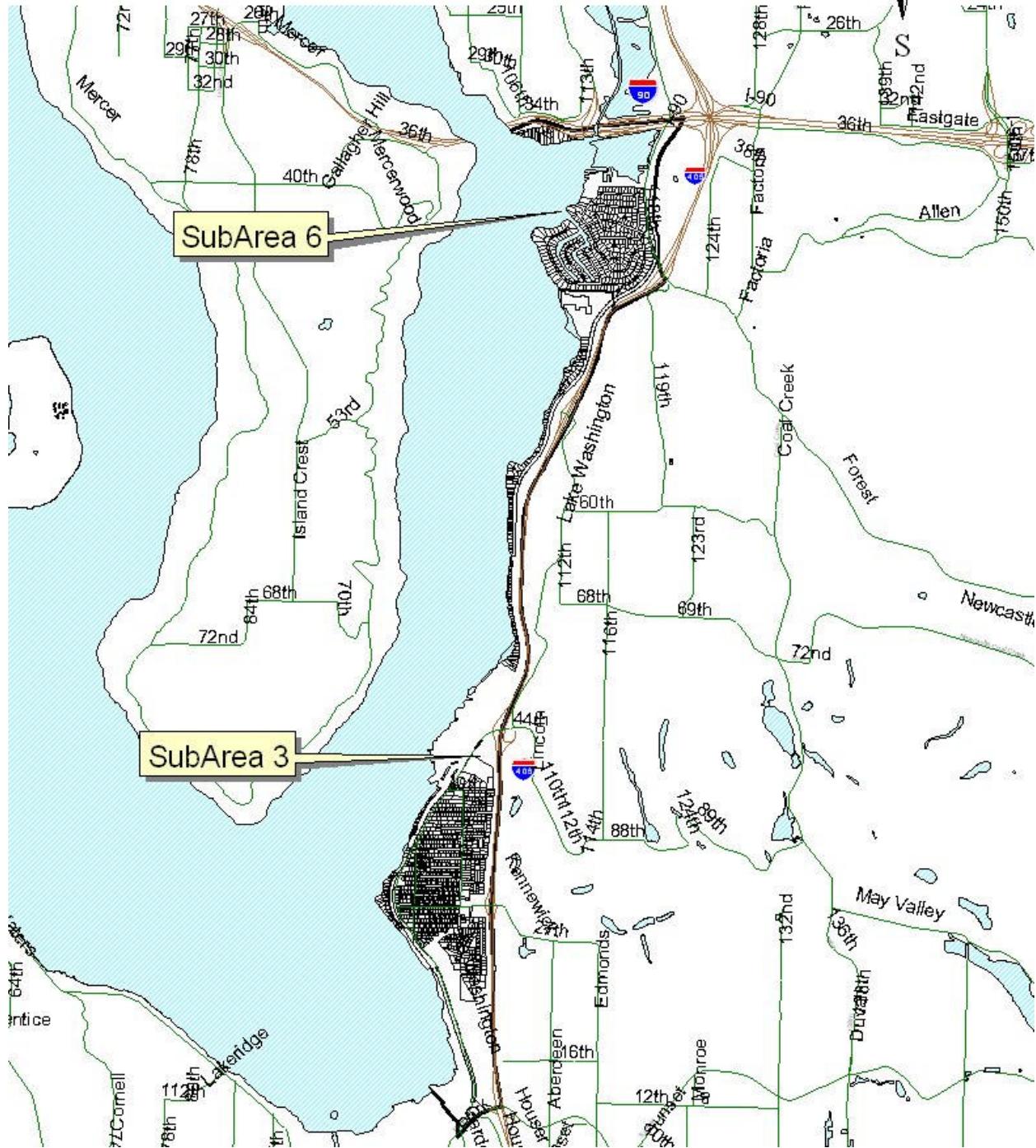
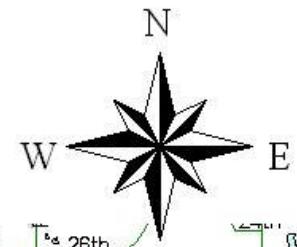
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 63



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 4 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.8% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.06, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 289 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, very small homes with Above Grade Living Area of 800 square feet or less were highly undervalued in the area, having a low average ratio (assessed value/sale price) and will be adjusted upward more than others in the population. Those small homes with an Above Grade Living Area between 801 and 1500 square feet also had a lower average ratio and will be adjusted upward more than others, although their adjustment will not be to the degree of the very small homes. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9440721 - .04428336 * \text{SmAgla} - .1562629 * \text{VSmAgla}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principle improvement.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.08).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00).
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.08, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 63 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.92%

Very Small AGLA (<801 SF)	Yes
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% Adjustment 21.01%

Small AGLA (801-1500 SF)	Yes
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% Adjustment 5.21%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home with above ground living area of less than 801 SF would *approximately* receive a 26.93% upward adjustment (5.92% + 21.01%). There were 8 sales with less than 801 SF in above grade living area and a total of 43 such properties in the population.

For instance, a home with above ground living area between 801 and 1500 SF would *approximately* receive a 11.13% upward adjustment (5.92% + 5.21%). There were 80 sales with above ground living area between 801 and 1500 SF and 463 such properties in the population.

Generally homes with smaller above ground living area were at a lower assessment level than those which are larger in above grade living area. This model corrects for these strata differences.

64% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 63 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	7	0.790	0.947	19.8%	0.777	1.116
6	27	0.889	0.999	12.5%	0.939	1.059
7	70	0.890	0.973	9.3%	0.928	1.018
8	57	0.941	1.002	6.5%	0.968	1.036
9	100	0.919	0.973	5.8%	0.945	1.001
10	16	0.887	0.939	5.9%	0.856	1.022
11	8	0.935	0.990	5.9%	0.871	1.108
12	3	0.955	1.011	5.9%	0.568	1.454
13	1	0.923	0.977	5.9%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1940	12	0.872	0.968	11.0%	0.868	1.068
1941-1950	19	0.864	0.982	13.6%	0.910	1.053
1951-1960	27	0.859	0.944	9.9%	0.885	1.002
1961-1970	33	0.892	0.955	7.1%	0.895	1.015
1971-1980	72	0.915	0.976	6.7%	0.937	1.015
1981-1990	26	0.923	0.982	6.4%	0.906	1.058
1991-2000	26	0.931	0.986	5.9%	0.925	1.048
>2000	74	0.936	0.991	5.9%	0.962	1.021
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	150	0.921	0.980	6.4%	0.956	1.005
Good	91	0.894	0.963	7.8%	0.931	0.995
Very Good	48	0.923	0.991	7.4%	0.945	1.037
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	133	0.884	0.961	8.7%	0.932	0.990
1.5	10	0.878	0.943	7.4%	0.812	1.074
2+	146	0.933	0.988	5.9%	0.966	1.011
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	235	0.918	0.984	7.2%	0.964	1.004
6	54	0.906	0.961	6.1%	0.921	1.001

Area 63 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

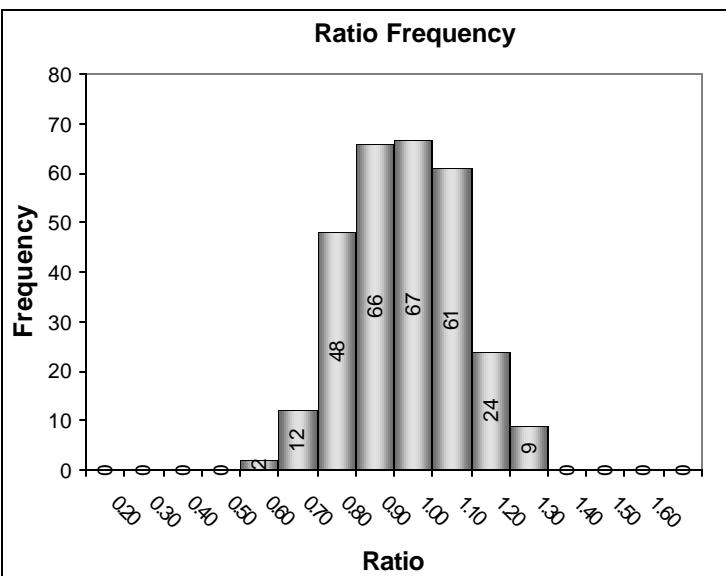
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	8	0.783	0.992	26.7%	0.848	1.136
0801-1500	80	0.880	0.976	11.0%	0.939	1.013
1501-2000	35	0.934	0.988	5.8%	0.927	1.049
2001-2500	64	0.935	0.989	5.8%	0.955	1.024
2501-3000	73	0.910	0.963	5.8%	0.929	0.997
3001-4000	24	0.937	0.992	5.9%	0.931	1.053
>4000	5	0.902	0.955	5.9%	0.769	1.141
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	172	0.908	0.973	7.1%	0.951	0.995
Y	117	0.919	0.981	6.7%	0.951	1.011
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	255	0.908	0.972	7.0%	0.953	0.990
Y	34	0.932	0.993	6.5%	0.934	1.051
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<6000	119	0.927	0.995	7.3%	0.967	1.023
6000-9000	71	0.884	0.948	7.3%	0.912	0.984
9001-13000	36	0.930	1.000	7.5%	0.944	1.056
13001-16000	30	0.945	1.001	5.9%	0.945	1.056
16001-20000	21	0.918	0.971	5.9%	0.919	1.024
20001-45000	12	0.835	0.892	6.7%	0.781	1.003

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2005	Date of Report: 4/19/2006	Sales Dates: 1/2003 - 12/2005
Area Area 63	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	289		
Mean Assessed Value	529,400		
Mean Sales Price	579,100		
Standard Deviation AV	340,914		
Standard Deviation SP	378,484		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.927		
Median Ratio	0.926		
Weighted Mean Ratio	0.914		
UNIFORMITY			
Lowest ratio	0.574		
Highest ratio:	1.276		
Coefficient of Dispersion	12.98%		
Standard Deviation	0.146		
Coefficient of Variation	15.70%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.900		
<i>Upper limit</i>	0.954		
95% Confidence: Mean			
<i>Lower limit</i>	0.911		
<i>Upper limit</i>	0.944		
SAMPLE SIZE EVALUATION			
N (population size)	1389		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.146		
Recommended minimum:	34		
Actual sample size:	289		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	146		
# ratios above mean:	143		
<i>Z:</i>	0.176		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



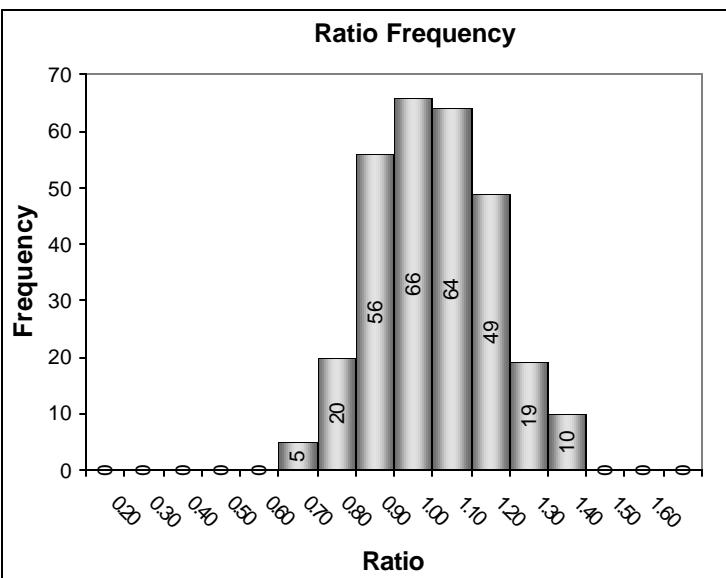
COMMENTS:

1 to 3 Unit Residences throughout area 63

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2006	Date of Report: 4/19/2006	Sales Dates: 1/2003 - 12/2005
Area Area 63	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	289		
Mean Assessed Value	566,000		
Mean Sales Price	579,100		
Standard Deviation AV	358,124		
Standard Deviation SP	378,484		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.995		
Weighted Mean Ratio	0.977		
UNIFORMITY			
Lowest ratio	0.608		
Highest ratio:	1.353		
Coefficient of Dispersion	12.70%		
Standard Deviation	0.154		
Coefficient of Variation	15.38%		
Price Related Differential (PRD)	1.022		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.971		
<i>Upper limit</i>	1.026		
95% Confidence: Mean			
<i>Lower limit</i>	0.981		
<i>Upper limit</i>	1.017		
SAMPLE SIZE EVALUATION			
N (population size)	1389		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.154		
Recommended minimum:	38		
Actual sample size:	289		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	146		
# ratios above mean:	143		
<i>Z:</i>	0.176		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 63

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	606530	1420	7/18/03	\$945,000	3190	0	9	1972	5	23350	N	N	23 VASHON KY
006	606530	0790	11/17/03	\$800,000	3530	0	9	1971	5	15680	N	N	15 COLUMBIA KY
006	606530	1110	12/14/05	\$897,000	3650	0	9	1973	5	12890	N	N	14 SKAGIT KY
006	606530	0720	8/10/05	\$825,000	2890	0	10	1975	4	15400	N	N	47 CASCADE KY
006	607280	0260	8/6/04	\$1,350,000	2900	700	10	1969	3	18900	Y	Y	8 CRESCENT KY
006	606530	1260	6/28/03	\$855,000	2960	860	10	1995	3	15700	N	N	44 SKAGIT KY
006	607280	0205	7/25/05	\$2,015,000	2980	0	10	1969	3	20200	Y	Y	79 CASCADE KY
006	607280	0225	3/10/04	\$2,238,000	4650	0	11	1991	3	19900	Y	Y	71 CASCADE KY
006	606530	0500	2/8/05	\$1,550,161	5140	0	11	1984	3	19030	Y	Y	13 CRESCENT KY
006	606531	0430	8/17/05	\$2,350,000	3870	0	12	1982	3	44866	Y	Y	79 SKAGIT KY
006	607280	0270	9/29/04	\$2,560,000	5690	0	12	1996	3	19476	Y	Y	12 CRESCENT KY

Improved Sales Removed from this Annual Update Analysis

Area 63

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	164450	0150	6/15/04	\$1,150,000	BUILDER OR DEVELOPER SALES
003	164450	0170	9/26/05	\$609,990	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	164450	0410	4/21/04	\$542,500	RELOCATION - SALE BY SERVICE
003	164450	0410	4/21/04	\$542,500	RELOCATION - SALE TO SERVICE
003	164451	0010	10/25/05	\$743,000	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	164451	0100	11/22/05	\$769,147	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	172405	9019	8/14/03	\$4,000	QUIT CLAIM DEED; DOR RATIO
003	172405	9024	3/19/04	\$1,370,000	OBSOLESCENCE
003	183150	0020	7/31/03	\$205,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	202405	9074	7/14/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	322405	9045	12/8/05	\$650,000	CURRENT CHAR. DO NOT REFLECT SALE CHAR.
003	334210	0010	8/31/05	\$245,000	LACK OF REPRESENTATION
003	334210	0160	4/17/04	\$267,950	NON-REPRESENTATIVE SALE
003	334210	0400	11/21/05	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	334210	0495	10/22/04	\$250,000	DOR RATIO
003	334210	0495	6/1/04	\$185,270	DOR RATIO
003	334210	0935	3/11/04	\$162,500	IMP. CHARAC. CHANGED SINCE SALE; %COMPL
003	334210	1051	12/30/04	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	1200	2/1/05	\$275,000	UNFINISHED AREA
003	334210	1300	10/13/04	\$538,925	IMPROPER VALUE SELECT
003	334210	1321	2/23/04	\$104,966	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
003	334210	1670	7/7/04	\$469,950	IMPROPER VALUE SELECT
003	334210	1675	6/17/04	\$459,950	IMPROPER VALUE SELECT
003	334210	1925	11/10/04	\$390,000	% COMPLETE
003	334210	1980	9/30/03	\$150,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
003	334210	2115	4/15/03	\$39,332	DOR RATIO
003	334210	2165	12/30/05	\$125,000	DOR RATIO
003	334210	2220	10/22/04	\$180,000	NO MARKET EXPOSURE
003	334210	2380	9/2/03	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	334210	2441	7/16/03	\$175,000	DOR RATIO
003	334210	2442	7/16/03	\$155,000	DOR RATIO
003	334210	2450	4/23/03	\$20,000	DOR RATIO
003	334210	2835	9/3/03	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334210	3177	4/20/05	\$519,000	PREVIOUS VALUE FOR % COMPLETE
003	334210	3177	6/27/03	\$200,000	DOR RATIO
003	334210	3178	11/29/04	\$376,000	SEG-MERGE
003	334210	3181	10/10/05	\$529,000	% COMPLETE
003	334210	3233	9/16/05	\$424,990	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	334210	3235	9/26/05	\$484,210	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	334270	0310	1/13/05	\$940,000	CURRENT CHAR. DO NOT REFLECT SALE CHAR.
003	334270	0355	8/3/05	\$850,000	TEAR DOWN
003	334270	0364	6/30/04	\$2,000	QUIT CLAIM DEED; DOR RATIO
003	334270	0405	12/19/05	\$60,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
003	334270	0415	3/20/03	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
003	334270	0500	9/6/05	\$592,500	OBSOLESCENCE

Improved Sales Removed from this Annual Update Analysis

Area 63

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	334270	0525	12/15/05	\$515,000	RELOCATION - SALE TO SERVICE
003	334270	0537	4/23/03	\$214,950	DIAGNOSTIC OUTLIER
003	334270	0552	1/31/03	\$2,400	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
003	334270	0620	6/17/04	\$260,000	PREVIOUS IMP <= \$25K
003	334270	0620	5/21/03	\$189,950	PREVIOUS IMP <= \$25K
003	334330	2290	7/7/04	\$745,000	LACK OF REPRESENTATION
003	334330	2340	2/9/04	\$1,150,000	IMP COUNT
003	334330	2360	11/18/05	\$1,270,000	CURRENT CHAR. DO NOT REFLECT SALE CHAR.
003	334330	2360	9/29/04	\$767,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334330	2390	2/5/04	\$900,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	334330	2530	5/6/03	\$535,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	334330	2795	7/20/04	\$442,713	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
003	334330	2862	1/5/04	\$650,000	DOR RATIO
003	334330	2870	12/30/03	\$1,200,500	AV DOESN'T REFLECT REDUCTION FROM APPEAL
003	334330	3000	8/17/04	\$1,200,000	LACK OF REPRESENTATION FOR POOR CONDITION
003	362860	0035	7/28/03	\$76,334	QUIT CLAIM DEED; DOR RATIO
003	362915	0050	10/22/05	\$500,000	RELOCATION - SALE TO SERVICE
003	682810	0020	2/28/03	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	606530	0060	3/13/03	\$163,489	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
006	606530	0100	9/8/04	\$730,000	NO MARKET EXPOSURE
006	606530	0350	1/28/03	\$1,685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	0510	6/27/03	\$1,005,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	0570	11/19/04	\$650,000	IMP CHARACTERISTICS CHANGED SINCE SALE
006	606530	0750	7/9/04	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	0840	1/22/03	\$1,942,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1080	5/28/03	\$665,000	OBSOLESCENCE
006	606530	1170	10/15/05	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1170	10/15/05	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1370	4/19/03	\$50,000	QUIT CLAIM DEED; DIVORCE; DOR RATIO
006	606531	0120	7/18/03	\$60,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
006	606531	0280	2/24/05	\$2,600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	606531	1080	3/26/03	\$670,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	607280	0040	5/23/05	\$2,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	607280	0315	6/19/03	\$1,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	700010	1070	6/24/05	\$2,760,000	CURRENT CHAR. DO NOT REFLECT SALE CHAR.

Vacant Sales Used in this Annual Update Analysis
Area 63

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
003	052305	9062	4/2/03	\$265,000	6342	Y	N
003	052305	9062	11/2/05	\$267,500	6342	Y	N
003	334270	0481	4/20/05	\$120,000	4600	N	N
003	334330	2130	10/24/03	\$650,000	3990	Y	Y

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	334210	0788	2/24/05	\$320,000	MULTI-PARCEL SALE; IMP. CHAR. CHANGED SINCE SALE
003	334270	0622	11/22/05	\$159,950	AV INCORRECT, REFLECTS REDUCED VALUE



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr